



**Construction Contract
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 24
AGENDA DATE: Thu 01/13/2005
PAGE: 1 of 2**

SUBJECT: Authorize execution of a construction contract with R. S. ELLIS, dba SOUTHWEST CORPORATION, Austin, TX, for the Municipal Building Window Refurbishment and Asbestos Abatement in the amount of \$443,656 plus a \$66,548.40 contingency, for a total contract amount not to exceed \$510,204.40.

AMOUNT & SOURCE OF FUNDING: Funding in the amount of \$510,204.40 is available in the Fiscal Year 2004-2005 Capital Budget of the Financial Services Department.

FISCAL NOTE: A fiscal note is attached.

REQUESTING Public Works

DEPARTMENT: for Financial and Administrative Services;

DIRECTOR'S

AUTHORIZATION: Sondra Creighton

FOR MORE INFORMATION CONTACT: Mark Schruben, 974-7048; Laura Bohl, 974-7064

PRIOR COUNCIL ACTION: N/A

BOARD AND COMMISSION ACTION: N/A

PURCHASING: Only bid received.

MBE / WBE: 24.59% MBE and 19.91% WBE subcontractor participation.

The project consists of refurbishment of the existing windows, electrical and mechanical renovations, and asbestos/lead abatement throughout the Municipal Building. When city staff moved to the new City Hall it created the opportunity for a comprehensive abatement of the building. This was not practical to complete while it was occupied. This project is anticipated to begin in February 2005 and end in April 2005. City staff will then relocate from II Commodore Plaza.

Due to the potential for unknown conditions when renovating and abating an existing historic structure, a 15% contingency in funding has been included to allow for the expeditious processing of any future change orders. The contract allows 75 calendar days for completion of this project.

Bid documents were distributed to 6 general contractors. Bids were opened on December 2, 2004. The Southwest Corporation submitted the only bid received:

R.S. Ellis, Inc. dba Southwest Corporation	\$443,656.00
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The contractor's choice of work methodology provides for 5 areas of subcontracting opportunities listed below. Participation subgoals stated in the solicitation were 4.99% MBE and 4.61% WBE. Total participation estimated on base bid amount of \$443,656.00:



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NON M/WBE TOTAL – PRIME	\$162,541.00	36.64%
R.S. Ellis, Inc. dba Southwest Corporation, Austin, TX	\$162,541.00	36.64%
MBE TOTAL – SUBCONTRACTORS	\$109,075.00	24.59%
African American Subtotal	\$3,700.00	0.83%
Longoria Masonry, Austin, TX (masonry repair)	\$3,700.00	0.83%
Hispanic Subtotal	\$105,375.00	23.75%
Texas Glass, Austin, TX (glass and glazing)	\$105,375.00	23.75 %
WBE TOTAL – SUBCONTRACTORS	\$88,340.00	19.91%
RM Mechanical, Austin, TX (mechanical)	\$30,000.00	6.76%
Sunrise Commercial Painting, Austin, TX (painting)	\$58,340.00	13.15%
NON M/WBE TOTAL – SUBCONTRACTORS	\$83,700.00	18.86%
Southwest Constructors, Austin, TX (asbestos and lead abatement)	\$83,700.00	18.86%

The Contractor submitted an MBE/WBE Compliance Plan that achieved project specific goals set on this project and was approved by the Department of Small & Minority Business Resources.

**CIP
Fiscal Note**

DATE OF COUNCIL CONSIDERATION:
DEPARTMENT:

1/13/2005
Financial and Administrative Services Department

DESCRIPTION: Authorize execution of a construction contract with R. S. Ellis, dba Southwest Corporation, (Non MBE/WBE), Austin, TX for the Municipal Building Window Refurbishment and Asbestos Abatement in an amount of \$443,656 plus a \$88,731 contingency for a total contract amount not to exceed \$532,387.

FASD

Project Name:	MUNI BLDG-WINDOWS AND ASBESTOS
Project Authorization:	2004-05 Capital Budget
Funding Source:	CIP Interest
Number:	8560-747-0039

Current Appropriation	\$535,000
Unencumbered Balance	\$533,257
Amount of This Action	(\$443,656)
Amount of Contingency	(\$88,731)
Available Balance	<u>\$870</u>

**Municipal Building
Window Refurbishment
and
Asbestos Abatement**

CIP ID 6012.021

